

Step 1, Workload

NAME OF FACILITY BEING STUDIED: Vancouver

Alternate # 1					Short description: Move Campus inpatient and outpatient services.			
Workload or Space Category	Baseline Wkld	Baseline workload from Millman for beds & stops	2012 projected Wkld	2022 Projected Wkld	% to be transferred	Year to begin transfer	Receiving Facility Name	Receiving Facility % contracted out
Inpatient Medicine		0	0	0				
Inpatient Surgery		0	0	0				
Inpatient Psych		0	0	0				
Inpatient Dom		0	0	0				
Inpatient NHCUC	60	43688	43688	43688	100	6	Portland	
Inpatient PR RTP		0	0	0				
Inpatient SCI		0	0	0				
Inpatient BRC		0	0	0				
Outpatient Primary Care		21739	32234	29559	Move offsite in Vancouver			
Outpatient Specialty Care		5035	23261	22807				
Outpatient Mental Health		55611	55862	55280				
Ancillary & Diagnostics		5063	12309	10525				
Research SPACE	N/A		N/A	N/A				
Admin SPACE	N/A		N/A	N/A				
Other SPACE	N/A		N/A	N/A				

Alternate # 2					Short description: Reduce footprint at Vancouver (SEE FOOTPRINT TEMPLATE)			
Workload or Space Category	2001 ADC for IP	Baseline workload from Millman for beds & stops	2012 Projected Wkld (beds, stops)	2022 Projected Wkld (beds, stops)	% to be transferred	Year to begin transfer	Receiving Facility Name	Receiving Facility % contracted out
Inpatient Medicine		0	0	0	0			
Inpatient Surgery		0	0	0	0			
Inpatient Psych		0	0	0	0			
Inpatient Dom		0	0	0	0			
Inpatient NHCUC	60	125	125	125	0	SEE FOOTPRINT TEMPLATE		
Inpatient PR RTP		0	0	0	0			
Inpatient SCI		0	0	0	0			
Inpatient BRC		0	0	0	0			
Outpatient Primary Care		21739	32234	29559	0			
Outpatient Specialty Care		5035	23261	22807	0			
Outpatient Mental Health		55611	55862	55280	0			
Ancillary & Diagnostics		5063	12309	10525	0			
Research SPACE	N/A		N/A	N/A				
Admin SPACE	N/A		N/A	N/A				
Other SPACE	N/A		N/A	N/A				

Alternate # 1					
Receiving Facility # 1 Vancouver move inpatient and outpatient offsite					
Vacant Space in 2022 =		EU out space in 2022 =		Outleased space in 2022 =	
Workload or Space Category	Additional SF Needed	New Construction SF	Conversion of Vacant SF	Lease SF	Contract remaining workload to match space added? Y/N
Inpatient Medicine	0				
Inpatient Surgery	0				
Inpatient Psych	0				
Inpatient Dom	0				
Inpatient NHCU	77996				
Inpatient PR RTP	0				
Inpatient SCI	0				
Inpatient BRC	0				
Outpatient Primary Care	21482	21482			
Outpatient Specialty Care	25523	25523			
Outpatient Mental Health	6786	6786			
Ancillary & Diagnostics	53567	53567			
Research SPACE	0				
Admin SPACE	0				
Other SPACE	0				

Alternate # 2					
Receiving Facility Name: Vancouver (reduce Footprint)					
Vacant Space in 2022 =	30,975	EU out space in 2022 = 0		Outleased space in 2022 =	37,778
Workload or Space Category	Additional SF Needed	New Construction SF	Conversion of Vacant SF	Lease SF	Contract remaining workload to match space added? Y/N
Inpatient Medicine	0				
Inpatient Surgery	0				
Inpatient Psych	0				
Inpatient Dom	0				
Inpatient NHCU	0				
Inpatient PR RTP	0				
Inpatient SCI	0				
Inpatient BRC	0				
Outpatient Primary Care	0				
Outpatient Specialty Care	0				
Outpatient Mental Health	0				
Ancillary & Diagnostics	0				
Research SPACE	0				
Admin SPACE	0				
Other SPACE	0				

SEE FOOTPRINT TEMPLATE

Step 3, Vacant Space

Alternate # 1	Name of Facility Being Studied: Vancouver					
	Highest Workload Peak Vacant SF	SF to be Demolished	SF to be for Enhanced Use	SF to be divested	SF to be outleased	Remaining Vacant
Existing MP 2022	29,677	141,027	0	0	31,787	29,677
Newly vacated	153870	221220	6.1 acres	3903	0	0

= VSSC completed = VISN completed

Alternate # 2	Name of Facility Being Studied: Vancouver (Reduce Footprint)					
	Vacant SF	SF to be Demolished	SF to be for Enhanced Use	SF to be divested	SF to be outleased	Remaining Vacant
Existing MP 2022	See Footprint Template					
Newly vacated						

= VSSC completed = VISN completed

Alternate # 1 Name of Facility Being Studied: Vancouver Contract or transfer										
CARES Category (Dom, Specialty Care or NHCU)	County Name	FY 2012 Workload (BDOC)	Travel time from County to Facility being studied	Workload to be transferred to Facility A	Travel Time from County to Facility A					New weighted Travel Time (calculated)
Dom				Portland						
NHCU	MULTNOMAH	9,528	20	9,528	20					
NHCU	CLARK	5,009	0	5,009	20					
NHCU	WASHINGTON	3,680	35	3,680	20					
NHCU	MARION	3,643	70	3,643	20					
NHCU	CLACKAMAS	3,524	58	3,524	20					
Specialty	CLARK	8,789	0			wkld stays in Vancouver new VA clinic offsite				
Specialty	MULTNOMAH	4,580	20							
Specialty	COWLITZ	1,749	72							

Type	Current Access %	New Access %
Primary Care		
Acute Care		

Alternate # 2 Name of Facility Being Studied: Vancouver Reduce Footprint										
CARES Category (Dom, Specialty Care or NHCU)	County Name	FY 2012 Workload (BDOC)	Travel time from County to Facility being studied	Workload to be transferred to Facility A	Travel Time from County to Facility A	Workload to be transferred to Facility B	Travel Time from County to Facility B	Workload to be transferred to Facility C	Travel Time from County to Facility C	New weighted Travel Time (calculated)
Dom				N/A						
NHCU	MULTNOMAH	9,528	20	N/A						
NHCU	CLARK	5,009	0	N/A	See Footprint Template					
NHCU	WASHINGTON	3,680	35	N/A						
NHCU	MARION	3,643	70	N/A						
NHCU	CLACKAMAS	3,524	58	N/A						
Specialty	CLARK	8,789	0	N/A						
Specialty	MULTNOMAH	4,580	20	N/A						
Specialty	COWLITZ	1,749	72	N/A						

Type	Current Access %	New Access %
Primary Care	72%	
Acute Care	56%	

Step 4, Infrastructure

2001 Baseline Data		Name of Facility Being Studied: Vancouver						
Facility Name	Campus Acreage	Original Bed Capacity (Beds)	Number of Vacant Bldgs	Number of Occupied Bldgs	Vacant Space (SF)	Average Condition Score	Annual Capital Costs *	Valuation of Campus (AEW)
Vancouver	52	172	17	36	118,647	2.5	3144838	5,376,000
								\$9,184,000
Portland	29	490		10	18,459		9416149	

EU acres
VA acres

Footnotes

Average Condition score recalculated

Patient Care = 3.16

Administration = 3.40

AEW Vancouver

Market Valuation Estimate

	# Bldgs	GSF	Value				
Land			\$15,900,000	on	52 acres		
Demo 2003	17	89238	(\$540,000)				
Demo 2004	4	23148	(\$140,000)				
Demo 2005	18	108834	(\$660,000)				
			\$14,560,000	/	52	=	\$280,000 per acre
Total acres	52	*	\$280,000	=	\$14,560,000		
EU acres	-19.2	*	\$280,000	=	(\$5,376,000)		
VA acres	32.8	*	\$280,000	=	\$9,184,000		
Land without Clark Co	13.1	*	\$280,000		3668000		

Step 5, Status Quo

Status Quo
Facility Being Reviewed:

2004 2005 2006 2007 2008 2009 2010 2011 2012

Vancouver

Recurring Costs

Inpatient Op Cost	15,698,855	15,683,918	15,668,996	15,654,087	15,639,193	15,624,312	15,609,446	15,594,594	15,579,756
Outpatient Op Cost	12,089,178	12,214,532	12,314,379	12,399,511	12,462,389	12,499,288	12,513,759	12,516,929	12,475,153
Non Clinical Categories	2,170,218	2,168,153	2,166,091	2,164,029	2,161,969	2,159,913	2,157,857	2,155,805	2,153,754
Vacant Space Op Cost	1620372	1618831	1617290	1615752	1614214	1612678	1611144	1609611	1608079

Non-recurring costs

Estimated Capital Costs	3,144,838	3,090,977	3,038,040	2,986,009	2,934,869	2,884,604	2,835,201	2,786,644	2,738,918
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Portland

2004 2005 2006 2007 2008 2009 2010 2011 2012

Recurring Costs

Inpatient Op Cost	111,023,793	112,447,724	113,401,956	114,155,264	114,541,330	114,479,897	114,074,366	113,511,516	112,043,189
Outpatient Op Cost	79,270,356	81,248,735	84,721,073	86,325,358	87,631,745	88,533,176	89,103,837	89,425,616	89,160,910
Non Clinical Categories	4,718,242	4,713,753	4,709,268	4,704,788	4,700,311	4,695,839	4,691,370	4,686,907	4,682,448
Vacant Space Op Cost	252039	251799	251559	251320	251081	250842	250603	250365	250127

Non-recurring costs

Estimated Capital Costs	9,416,149	9,254,883	9,096,378	8,940,589	8,787,467	8,636,968	8,489,047	8,343,659	8,200,761
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Step 5, Status Quo

Status Quo

Facility Being Reviewed:

2013 2014 2015 2016 2017 2018 2019 2020 2021 2022

Vancouver

Recurring Costs

Inpatient Op Cost	15,564,932	15,550,123	15,535,327	15,520,546	15,505,778	15,491,025	15,476,286	15,461,560	15,446,849	15,432,152
Outpatient Op Cost	12,423,224	12,373,755	12,324,883	12,279,847	12,245,484	12,206,910	12,163,904	12,111,527	12,049,641	11,984,920
Non Clinical Categories	2,151,705	2,149,657	2,147,612	2,145,568	2,143,527	2,141,487	2,139,450	2,137,414	2,135,380	2,133,348
Vacant Space Op Cost	1606549	1605021	1603494	1601968	1600444	1598921	1597400	1595880	1594361	1592844

Non-recurring costs

Estimated Capital Costs	2,692,010	2,645,905	2,600,590	2,556,051	2,512,275	2,469,248	2,426,958	2,385,393	2,344,539	2,304,386
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Portland

2013 2014 2015 2016 2017 2018 2019 2020 2021 2022

Recurring Costs

Inpatient Op Cost	110,571,601	109,227,866	108,019,306	107,024,071	106,383,923	105,714,334	105,051,543	104,252,127	103,363,775	102,517,730
Outpatient Op Cost	88,765,547	88,354,988	87,913,697	87,532,711	87,272,879	86,958,559	86,547,747	85,996,294	85,350,379	84,647,000
Non Clinical Categories	4,677,992	4,673,541	4,669,094	4,664,652	4,660,213	4,655,780	4,651,350	4,646,924	4,642,502	4,638,085
Vacant Space Op Cost	249889	249651	249413	249176	248939	248702	248466	248229	247993	247757

Non-recurring costs

Estimated Capital Costs	8,060,310	7,922,265	7,786,584	7,653,227	7,522,153	7,393,325	7,266,703	7,142,249	7,019,927	6,899,700
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Step 5, Market Plan costs

Market Plan									
Vancouver									
	2004	2005	2006	2007	2008	2009	2010	2011	2012
Recurring Costs									
Inpatient Op Cost	17,306,795	17,290,328	17,020,277	17,003,525	16,987,044	16,970,829	16,954,859	16,939,839	16,923,860
Outpatient Op Cost	12,932,109	13,090,001	12,995,285	11,112,913	11,192,943	11,242,366	11,266,705	11,288,629	11,243,892
Non Clinical Op Cost	2,170,218	2,168,153	2,166,091	2,164,029	2,161,969	2,159,913	2,157,857	2,155,805	2,153,754
Vacant Space Op Cost	505,580	468,882	202,132	197,681	193,784	190,373	187,411	186,035	183,064
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0
Recurring Savings									
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0
Non Recurring Costs									
	2004	2005	2006	2007	2008	2009	2010	2011	2012
New Construction	0	0	0	0	0	0	0	0	0
Renovate	0	0	0	0	0	0	0	0	0
Leases	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	0	281,855	427,243	0	0	0	0	0	0
Non Recurring Revenue									
Savings/Cost/Profit	100,207	97,156	94,197	91,329	88,549	85,853	83,239	80,704	78,247

Step 5, Market Plan costs

Portland									
	2004	2005	2006	2007	2008	2009	2010	2011	2012
Recurring Costs									
Inpatient Op Cost	105,580,233	108,512,481	109,435,043	110,162,255	110,537,125	110,480,752	110,094,898	109,557,244	107,372,861
Outpatient Op Cost	75,149,380	76,680,497	66,090,761	64,416,764	56,077,485	56,268,644	56,375,115	56,409,177	56,385,440
Non Clinical Op Cost	4,718,242	4,822,881	4,818,292	4,963,473	4,958,751	4,954,033	4,949,318	4,944,609	4,939,905
Vacant Space Op Cost	515,506	273,538	267,294	262,248	117,846	116,224	135,465	150,203	154,305
Savings/Cost/Profit	0	0	0	47,575,681	4,859,423	4,711,467	4,568,016	4,428,933	4,294,084

Recurring Savings									
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0

Non Recurring Costs									
	2004	2005	2006	2007	2008	2009	2010	2011	2012
New Construction	0	0	2,268,691	0	0	0	0	0	0
Renovate	0	0	0	0	3,437,308	0	0	0	0
Leases	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	0	0	0	0	0	0	0	0	0

Non Recurring Revenue									
Savings/Cost/Profit	975,904	946,191	917,382	889,450	862,369	836,112	810,655	785,973	762,042

Receiving Facility New Vancouver CBOC None

Step 5, Market Plan costs

Market Plan
Vancouver

2013 2014 2015 2016 2017 2018 2019 2020 2021

Recurring Costs

Inpatient Op Cost	16,908,856	16,893,687	16,878,456	16,863,088	16,847,572	16,832,093	16,817,094	16,802,396	16,787,974
Outpatient Op Cost	11,198,602	11,153,241	11,106,009	11,061,416	11,027,469	10,988,475	10,941,752	10,883,522	10,814,002
Non Clinical Op Cost	2,151,705	2,149,657	2,147,612	2,145,568	2,143,527	2,141,487	2,139,450	2,137,414	2,135,380
Vacant Space Op Cost	181,679	180,016	178,229	176,237	174,001	171,827	170,362	169,294	168,581
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0

Recurring Savings

Savings/Cost/Profit	0	0	0	0	0	0	0	0	0
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Non Recurring Costs

	2013	2014	2015	2016	2017	2018	2019	2020	2021
New Construction	0	0	0	0	0	0	0	0	0
Renovate	0	0	0	0	0	0	0	0	0
Leases	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	0	0	0	0	0	0	0	0	0

Non Recurring Revenue

Savings/Cost/Profit	75,865	73,555	71,315	69,144	67,039	64,997	63,019	61,100	59,239
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Step 5, Market Plan costs

Portland

2013 2014 2015 2016 2017 2018 2019 2020 2021

Recurring Costs

Inpatient Op Cost	105,957,704	104,666,005	102,735,703	101,782,193	101,170,134	100,528,586	99,894,699	99,130,214	98,280,166
Outpatient Op Cost	56,338,219	56,252,818	56,120,195	55,965,343	55,822,983	55,664,473	55,450,609	55,188,531	54,888,992
Non Clinical Op Cost	4,935,205	4,930,509	4,925,817	4,921,131	4,916,448	4,911,771	4,907,097	4,902,429	4,897,764
Vacant Space Op Cost	155,607	156,014	158,231	161,136	164,487	167,143	168,789	168,972	168,259
Savings/Cost/Profit	4,163,341	4,036,579	3,913,677	3,794,516	3,678,984	3,566,969	3,458,365	3,353,067	3,250,976

Recurring Savings

Savings/Cost/Profit	0	0	0	0	0	0	0	0	0
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Non Recurring Costs

	2013	2014	2015	2016	2017	2018	2019	2020	2021
New Construction	0	0	0	0	0	0	0	0	0
Renovate	0	0	0	0	0	0	0	0	0
Leases	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	0	0	0	0	0	0	0	0	0

Non Recurring Revenue

Savings/Cost/Profit	738,840	716,344	694,534	673,387	652,884	633,006	613,733	595,046	576,929
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Receiving Facility New Var

Market Plan	
Vancouver	
	2022
Recurring Costs	
Inpatient Op Cost	16,773,577
Outpatient Op Cost	10,740,046
Non Clinical Op Cost	2,133,348
Vacant Space Op Cost	167,849
Savings/Cost/Profit	0
Recurring Savings	
Savings/Cost/Profit	0
Non Recurring Costs	
	2022
New Construction	0
Renovate	0
Leases	0
Vacant Space Demolition	0
Non Recurring Revenue	
Savings/Cost/Profit	57,436

Step 5, Market Plan costs

Portland

2022

Recurring Costs

Inpatient Op Cost	97,470,860
Outpatient Op Cost	54,107,240
Non Clinical Op Cost	4,893,103
Vacant Space Op Cost	175,190
Savings/Cost/Profit	3,151,993

Recurring Savings	
Savings/Cost/Profit	0

Non Recurring Costs	
	2022
New Construction	0
Renovate	0
Leases	0
Vacant Space Demolition	0

Non Recurring Revenue	
Savings/Cost/Profit	559,363

Receiving Facility New Var

Step 5, 100% contract

100% contract
Vancouver

	2004	2005	2006	2007	2008	2009	2010	2011	2012
Recurring Costs									
Inpatient Op Cost	9,169,675	9,160,950	9,152,234	9,143,526	9,134,826	9,126,135	9,117,451	9,108,776	9,100,110
Outpatient Op Cost	12,689,772	12,825,027	12,408,362	12,520,128	12,602,957	12,651,822	12,672,304	12,677,994	12,629,327
Non Clinical Op Cost	2,170,218	2,168,153	2,166,091	2,164,029	2,161,969	2,159,913	2,157,857	2,155,805	2,153,754
Vacant Space Op Cost	568,425	552,401	0	0	0	0	0	0	0
Savings/Cost/Profit	0	0	20,332,347	19,713,285	19,113,070	18,531,131	17,966,910	17,419,869	16,889,482

Recurring Savings									
Savings/Cost/Profit	0	0	499,050	483,855	469,123	454,839	440,991	427,564	414,546

Non-recurring costs									
New Construction	0	0	0	0	0	0	0	0	0
Renovate	0	0	0	0	0	0	0	0	0
Leases	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	525,578	0	930,896	0	0	0	0	0	0

Non Recurring Revenue									
Savings/Cost/Profit	0	0	2,928,110	2,797,560	2,712,382	2,629,797	2,549,728	2,472,095	2,396,827

Step 5, 100% contract

Portland

	2004	2005	2006	2007	2008	2009	2010	2011	2012
Recurring Costs									
Inpatient Op Cost	105,580,233	108,512,481	109,435,043	110,162,255	110,537,125	110,480,752	110,094,898	109,557,244	107,372,861
Outpatient Op Cost	75,149,380	76,680,497	66,090,761	64,618,452	56,077,485	56,268,644	56,467,486	56,501,460	56,530,348
Non Clinical Op Cost	4,718,242	4,822,881	6,202,845	6,333,301	6,314,098	6,295,137	6,276,414	6,257,930	6,239,678
Vacant Space Op Cost	515,506	499,447	483,542	474,791	326,750	321,550	337,274	348,555	349,261
Savings/Cost/Profit	0	0	10,259,309	35,045,619	4,859,423	4,711,467	4,568,016	4,428,933	4,294,084

Recurring Savings

Savings/Cost/Profit	0	0	0	0	0	0	0	0	0
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Non Recurring Costs

	2004	2005	2006	2007	2008	2009	2010	2011	2012
New Construction	0	0	2,268,691	0	0	0	0	0	0
Renovate	0	0	77,588	0	3,437,308	0	0	0	0
Leases	0	0	3,982,984	0	0	0	0	0	0
Vacant Space Demolition	0	0	0	0	0	0	0	0	0

Non Recurring Revenue

Savings/Cost/Profit	975,904	0	0	0	0	0	0	0	0
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New Vancouver

None

Step 5, 100% contract

100% contract
Vancouver

	2013	2014	2015	2016	2017	2018	2019	2020	2021
Recurring Costs									
Inpatient Op Cost	9,091,451	9,082,801	9,074,159	9,065,525	9,056,899	9,048,282	9,039,672	9,031,072	9,022,479
Outpatient Op Cost	12,567,425	12,507,893	12,447,590	12,391,978	12,349,437	12,301,476	12,246,944	12,179,969	12,100,683
Non Clinical Op Cost	2,151,705	2,149,657	2,147,612	2,145,568	2,143,527	2,141,487	2,139,450	2,137,414	2,135,380
Vacant Space Op Cost	0	0	0	0	0	0	0	0	0
Savings/Cost/Profit	16,375,245	15,876,664	15,393,264	14,924,583	14,470,171	14,029,595	13,602,433	13,188,278	12,786,731

Recurring Savings									
Savings/Cost/Profit	401,924	389,687	377,822	366,318	355,165	344,351	333,866	323,701	313,845

Non-recurring costs									
New Construction	0	0	0	0	0	0	0	0	0
Renovate	0	0	0	0	0	0	0	0	0
Leases	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	0	0	0	0	0	0	0	0	0

Non Recurring Revenue									
Savings/Cost/Profit	2,323,850	2,253,096	2,184,495	2,117,984	2,053,497	1,990,974	1,930,354	1,871,580	1,814,596

Step 5, 100% contract

Portland

	2013	2014	2015	2016	2017	2018	2019	2020	2021
Recurring Costs									
Inpatient Op Cost	105,957,704	104,666,005	102,735,703	101,782,193	101,170,134	100,528,586	99,894,699	99,130,214	98,280,166
Outpatient Op Cost	56,430,325	56,344,838	56,212,127	56,057,188	55,914,740	55,757,610	55,450,609	55,188,531	54,888,992
Non Clinical Op Cost	6,221,654	6,203,852	6,186,271	6,168,908	6,151,758	6,134,817	6,118,080	6,101,550	6,085,217
Vacant Space Op Cost	347,224	344,739	343,341	343,075	343,310	342,903	341,540	338,764	335,143
Savings/Cost/Profit	4,163,341	4,036,579	3,913,677	3,794,516	3,678,984	3,566,969	3,458,365	3,353,067	3,250,976

Recurring Savings

Savings/Cost/Profit	0	0	0	0	0	0	0	0	0
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Non Recurring Costs

	2013	2014	2015	2016	2017	2018	2019	2020	2021
New Construction	0	0	0	0	0	0	0	0	0
Renovate	0	0	0	0	0	0	0	0	0
Leases	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	0	0	0	0	0	0	0	0	0

Non Recurring Revenue

Savings/Cost/Profit	0	0	0	0	0	0	0	0	0
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New Vancouver

100% contract
Vancouver

2022

Recurring Costs

Inpatient Op Cost	9,013,894
Outpatient Op Cost	12,017,279
Non Clinical Op Cost	2,133,348
Vacant Space Op Cost	0
Savings/Cost/Profit	12,397,411

Recurring Savings	
Savings/Cost/Profit	304,290

Non-recurring costs

New Construction	0
Renovate	0
Leases	0
Vacant Space Demolition	0

Non Recurring Revenue	
Savings/Cost/Profit	1,759,347

Portland

2022

Recurring Costs

Inpatient Op Cost	97,470,860
Outpatient Op Cost	54,107,240
Non Clinical Op Cost	6,069,078
Vacant Space Op Cost	339,216
Savings/Cost/Profit	3,151,993

Recurring Savings	
Savings/Cost/Profit	0

Non Recurring Costs	
	2022
New Construction	0
Renovate	0
Leases	0
Vacant Space Demolition	0

Non Recurring Revenue	
Savings/Cost/Profit	0

New Vancouver

Step 5, Alt 1 costs

Alternative #1
Facility Vancouver

	2004	2005	2006	2007	2008	2009	2010	2011	2012
Recurring Costs									
Inpatient Op Cost	15,343,395	15,325,776	0	0	0	0	0	0	0
Outpatient Op Cost	12,598,471	12,736,684	0	0	0	0	0	0	0
Non Clinical Op Cost	2,170,218	2,168,153	0	0	0	0	0	0	0
Vacant Space Op Cost	288,338	277,111	0	0	0	0	0	0	0
Savings/Cost/Profit	0	0	3,969,269	3,848,416	3,731,242	3,617,637	3,507,490	3,400,697	3,297,155
Cost for maintaining site - boiler plant, land maintenance, utility maintenance, laundry cost									
Recurring Savings	1,052,065 laundry, 792,000 for support of buildings, 75K for grounds, 2,572,779 utilities (or 1,402,561 for)								
Savings/Cost/Profit	0	0	499,050	483,855	469,123	454,839	440,991	427,564	414,546
489,752 + 75K inkind Land value (13 Acres)									
Non-recurring costs									
New Construction	0	0	0	0	0	0	0	0	0
Renovate	0	0	0	0	0	0	0	0	0
Leases	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	525,578	0	930,896	0	0	0	0	0	0
Non Recurring Revenue									
Savings/Cost/Profit	0	0	2,928,110	2,797,560	2,712,382	2,629,797	2,549,728	2,472,095	2,396,827

Step 5, Alt 1 costs

Receiving Facility Portland

	2004	2005	2006	2007	2008	2009	2010	2011	2012
Recurring Costs									
Inpatient Op Cost	105,580,233	108,512,481	130,235,667	130,943,087	131,298,186	131,222,058	130,816,469	130,259,099	128,055,020
Outpatient Op Cost	75,149,380	76,680,497	65,890,554	64,226,779	56,004,623	56,221,975	56,356,798	56,408,201	56,377,182
Non Clinical Op Cost	4,718,242	4,822,881	6,202,845	6,333,301	6,314,098	6,295,137	6,276,414	6,257,930	6,239,678
Vacant Space Op Cost	149,480	147,762	217,455	213,262	69,699	68,902	68,912	69,339	72,286
Savings/Cost/Profit	0	0	19,450,188	36,811,314	13,499,149	13,088,138	12,689,641	12,303,277	11,928,676

Recurring Savings

Savings/Cost/Profit	0	0	0	0	0	0	0	0	0
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Non-recurring costs

New Construction	0	0	2,268,691	0	0	0	0	0	0
Renovate	0	2,641,946	2,674,287	0	3,437,308	0	0	0	0
Leases	0	0	3,982,984	0	0	0	0	0	0
Vacant Space Demolition	0	0	0	0	0	0	0	0	0

Non Recurring Revenue

Savings/Cost/Profit	975,904	0	0	0	0	0	0	0	0
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Step 5, Alt 1 costs

New Vancouver CBOC	2004	2005	2006	2007	2008	2009	2010	2011	2012
Recurring Costs									
Inpatient Op Cost	0	0	0	0	0	0	0	0	0
Outpatient Op Cost	0	0	17,968,728	18,102,887	18,198,114	18,247,221	18,256,943	18,246,945	18,162,389
Non Clinical Op Cost	0	0	478,120	473,000	467,963	463,011	458,140	453,350	448,639
Vacant Space Op Cost	0	0	0	0	0	0	0	0	0
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0
Recurring Savings									
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0
Non-recurring costs									
New Construction	0	0	0	0	0	0	0	0	0
Renovate	0	0	0	0	0	0	0	0	0
Leases	0	0	11,137,602	0	0	0	0	0	0
Vacant Space Demolition	0	0	0	0	0	0	0	0	0
Non Recurring Revenue									
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0

Step 5, Alt 1 costs

Alternative #1
Facility Vancouver

	2013	2014	2015	2016	2017	2018	2019	2020	2021
Recurring Costs									
Inpatient Op Cost	0	0	0	0	0	0	0	0	0
Outpatient Op Cost	0	0	0	0	0	0	0	0	0
Non Clinical Op Cost	0	0	0	0	0	0	0	0	0
Vacant Space Op Cost	0	0	0	0	0	0	0	0	0
Savings/Cost/Profit	3,196,766	3,099,433	3,005,064	2,913,568	2,824,858	2,738,849	2,655,459	2,574,608	2,496,218

Recurring Savings	or utilities)								
Savings/Cost/Profit	401,924	389,687	377,822	366,318	355,165	344,351	333,866	323,701	313,845

Non-recurring costs									
New Construction	0	0	0	0	0	0	0	0	0
Renovate	0	0	0	0	0	0	0	0	0
Leases	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	0	0	0	0	0	0	0	0	0

Non Recurring Revenue									
Savings/Cost/Profit	2,323,850	2,253,096	2,184,495	2,117,984	2,053,497	1,990,974	1,930,354	1,871,580	1,814,596

Step 5, Alt 1 costs

Receiving Facility Portland

2013 2014 2015 2016 2017 2018 2019 2020 2021

Recurring Costs

Inpatient Op Cost	126,620,185	125,308,826	123,358,881	122,385,750	121,754,087	121,092,954	120,439,500	119,655,467	118,785,891
Outpatient Op Cost	56,317,289	56,220,832	56,077,804	55,916,540	55,773,022	55,623,929	55,394,679	55,125,376	54,815,906
Non Clinical Op Cost	6,221,654	6,203,852	6,186,271	6,168,908	6,151,758	6,134,817	6,118,080	6,101,550	6,085,217
Vacant Space Op Cost	75,508	77,864	82,084	85,264	86,708	88,277	89,541	91,304	93,319
Savings/Cost/Profit	11,565,481	11,213,345	10,871,931	10,540,910	10,219,970	9,908,800	9,607,105	9,314,595	9,030,992

Recurring Savings

Savings/Cost/Profit	0	0	0	0	0	0	0	0	0
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Non-recurring costs

New Construction	0	0	0	0	0	0	0	0	0
Renovate	0	0	0	0	0	0	0	0	0
Leases	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	0	0	0	0	0	0	0	0	0

Non Recurring Revenue

Savings/Cost/Profit	0	0	0	0	0	0	0	0	0
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Step 5, Alt 1 costs

New Vancouver CBOC

	2013	2014	2015	2016	2017	2018	2019	2020	2021
Recurring Costs									
Inpatient Op Cost	0	0	0	0	0	0	0	0	0
Outpatient Op Cost	18,060,183	17,960,483	17,860,635	17,772,994	17,690,146	17,606,502	17,514,009	17,404,666	17,278,401
Non Clinical Op Cost	444,005	439,449	434,967	430,559	426,223	421,960	417,766	413,641	409,584
Vacant Space Op Cost	0	0	0	0	0	418	1,114	2,032	3,125
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0

Recurring Savings									
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0

Non-recurring costs									
New Construction	0	0	0	0	0	0	0	0	0
Renovate	0	0	0	0	0	0	0	0	0
Leases	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	0	0	0	0	0	0	0	0	0

Non Recurring Revenue									
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0

Alternative #1
Facility Vancouver

2022

Recurring Costs

Inpatient Op Cost	0
Outpatient Op Cost	0
Non Clinical Op Cost	0
Vacant Space Op Cost	0
Savings/Cost/Profit	2,420,215

Recurring Savings	
Savings/Cost/Profit	304,290

Non-recurring costs

New Construction	0
Renovate	0
Leases	0
Vacant Space Demolition	0

Non Recurring Revenue	
Savings/Cost/Profit	1,759,347

Receiving Facility Portland

2022

Recurring Costs

Inpatient Op Cost	117,957,074
Outpatient Op Cost	54,022,928
Non Clinical Op Cost	6,069,078
Vacant Space Op Cost	103,649
Savings/Cost/Profit	8,756,024

Recurring Savings	
Savings/Cost/Profit	0

Non-recurring costs

New Construction	0
Renovate	0
Leases	0
Vacant Space Demolition	0

Non Recurring Revenue	
Savings/Cost/Profit	0

New Vancouver CBOC

2022

Recurring Costs

Inpatient Op Cost	0
Outpatient Op Cost	17,146,859
Non Clinical Op Cost	405,593
Vacant Space Op Cost	4,208
Savings/Cost/Profit	0

Recurring Savings	
Savings/Cost/Profit	0

Non-recurring costs

New Construction	0
Renovate	0
Leases	0
Vacant Space Demolition	0

Non Recurring Revenue	
Savings/Cost/Profit	0

New Alt 1 (eliminated Seismic all years at Portland, reduced utility maintenance at Vancouver to only cover EU'ed sp

Vancouver

Recurring Costs						
	2004	2005	2006	2007	2008	2009
Inpatient Op Cost	15,343,395	15,325,776	0	0	0	0
Outpatient Op Cost	12,598,471	12,736,684	0	0	0	0
Non Clinical Op Cost	2,170,218	2,168,153	0	0	0	0
Vacant Space Op Cost	288,338	277,111	0	0	0	0
Savings/Cost/Profit	0	0	2,935,193	2,845,824	2,759,177	2,675,168

Recurring Savings						
Savings/Cost/Profit	0	0	499,050	483,855	469,123	454,839

Non Recurring Costs						
	2004	2005	2006	2007	2008	2009
New Construction	0	0	0	0	0	0
Renovate	0	0	0	0	0	0
Leases	0	0	0	0	0	0
Vacant Space Demolition	525,578	0	930,896	0	0	0

Non Recurring Revenue						
Savings/Cost/Profit	0	0	2,928,110	2,797,560	2,712,382	2,629,797

Portland

Recurring Costs						
	2004	2005	2006	2007	2008	2009
Inpatient Op Cost	105,580,233	108,512,481	130,235,667	130,943,087	131,298,186	131,222,058
Outpatient Op Cost	75,149,380	76,680,497	65,890,554	64,226,779	56,004,623	56,221,975
Non Clinical Op Cost	4,718,242	4,822,881	6,202,845	6,333,301	6,314,098	6,295,137
Vacant Space Op Cost	149,480	147,762	217,455	213,262	69,699	68,902
Savings/Cost/Profit	0	0	19,450,188	36,811,314	8,639,726	8,376,671
Savings/Cost/Profit	0	0	19,450,188	36,811,314	13,499,149	13,088,138

Recurring Savings						
Savings/Cost/Profit	0	0	0	0	0	0

Non Recurring Costs						
	2004	2005	2006	2007	2008	2009
New Construction	0	0	2,268,691	0	0	0
Renovate	0	2,641,946	2,674,287	0	3,437,308	0
Leases	0	0	3,982,984	0	0	0
Vacant Space Demolition	0	0	0	0	0	0

Non Recurring Revenue						
Savings/Cost/Profit	975,904	0	0	0	0	0

pace)

2010	2011	2012	2013	2014	2015	2016	2017
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
2,593,716	2,514,745	2,438,178	2,363,942	2,291,967	2,222,183	2,154,524	2,088,925

440,991	427,564	414,546	401,924	389,687	377,822	366,318	355,165
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2010	2011	2012	2013	2014	2015	2016	2017
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0

2,549,728	2,472,095	2,396,827	2,323,850	2,253,096	2,184,495	2,117,984	2,053,497
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2010	2011	2012	2013	2014	2015	2016	2017
130,816,469	130,259,099	128,055,020	126,620,185	125,308,826	123,358,881	122,385,750	121,754,087
56,356,798	56,408,201	56,377,182	56,317,289	56,220,832	56,077,804	55,916,540	55,773,022
6,276,414	6,257,930	6,239,678	6,221,654	6,203,852	6,186,271	6,168,908	6,151,758
68,912	69,339	72,286	75,508	77,864	82,084	85,264	86,708
8,121,625	7,874,344	7,634,592	7,402,140	7,176,766	6,958,254	6,746,394	6,540,986
12,689,641	12,303,277	11,928,676	11,565,481	11,213,345	10,871,931	10,540,910	10,219,970

0	0	0	0	0	0	0	0
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2010	2011	2012	2013	2014	2015	2016	2017
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0

0	0	0	0	0	0	0	0
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2018	2019	2020	2021	2022
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
2,025,323	1,963,657	1,903,869	1,845,902	1,789,699

30,669,171
25,335,155
4,338,371
565,449
39,411,992
100,320,138

344,351	333,866	323,701	313,845	304,290
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6700937
93,619,201

2018	2019	2020	2021	2022
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

0
0
0
1456474
1456474

1,990,974	1,930,354	1,871,580	1,814,596	1,759,347
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38786272
-37329798

2018	2019	2020	2021	2022
121,092,954	120,439,500	119,655,467	118,785,891	117,957,074
55,623,929	55,394,679	55,125,376	54,815,906	54,022,928
6,134,817	6,118,080	6,101,550	6,085,217	6,069,078
88,277	89,541	91,304	93,319	103,649
6,341,831	6,148,740	5,961,528	5,780,016	5,604,031
9,908,800	9,607,105	9,314,595	9,030,992	8,756,024

2,344,280,915
1,118,604,294
114,901,711
1,950,615
161,569,146
3,741,306,681
220,799,536
3,520,507,145

0	0	0	0	0
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0
3,741,306,681

2018	2019	2020	2021	2022
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

2268691
8753541
3982984
0
15005216

0	0	0	0	0
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975,904
14,029,312

Alternative #2**Footprint Scenario**

Facility : Vancouver

	2004	2005	2006	2007	2008	2009	2010	2011	2012
Recurring Costs									
Inpatient Op Cost	15,398,788	15,378,240	15,203,094	15,188,629	15,174,178	15,159,740	15,145,316	15,130,905	15,116,509
Outpatient Op Cost	12,638,538	12,788,440	12,753,167	10,871,382	10,951,843	11,001,527	11,025,980	11,047,541	11,002,817
Non Clinical Op Cost	2,170,218	2,168,153	2,166,091	2,164,029	2,161,969	2,159,913	2,157,857	2,155,805	2,153,754
Vacant Space Op Cost	405,369	386,159	23,771	22,375	21,480	21,020	20,960	22,434	22,265
Savings/Cost/Profit	0	0	132,549	128,513	124,601	120,807	117,129	113,562	110,105

Recurring Savings

Savings/Cost/Profit	0	0	432,775	419,598	406,823	394,436	382,426	370,783	359,493
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Non-recurring costs

New Construction	0	0	0	0	0	0	0	0	0
Renovate	0	0	0	0	0	0	0	0	0
Leases	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	525,578	0	930,896	0	0	0	0	0	0

Non Recurring Revenue

Savings/Cost/Profit	0	0	3,283,968	3,142,582	3,046,900	2,954,130	2,864,185	2,776,979	2,692,427
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Step 5, Alt 2 costs

Facility Portland									
	2004	2005	2006	2007	2008	2009	2010	2011	2012
Recurring Costs									
Inpatient Op Cost	105,580,233	108,512,481	109,435,043	110,162,255	110,537,125	110,480,752	110,094,898	109,557,244	107,372,861
Outpatient Op Cost	75,149,380	76,680,497	66,090,761	64,618,452	56,077,485	56,268,644	56,467,486	56,501,460	56,530,348
Non Clinical Op Cost	4,718,242	4,822,881	4,818,292	4,963,473	4,958,751	4,954,033	4,949,318	4,944,609	4,939,905
Vacant Space Op Cost	515,506	560,139	548,988	539,116	389,973	383,691	398,350	408,586	408,263
Savings/Cost/Profit	0	0	0	42,006,765	4,859,423	4,711,467	4,568,016	4,428,933	4,294,084

Recurring Savings									
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0

Non-recurring costs									
New Construction	0	0	0	2,229,836	0	0	0	0	0
Renovate	0	0	0	0	3,437,308	0	0	0	0
Leases	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	0	0	0	0	0	0	0	0	0

Non Recurring Revenue									
Savings/Cost/Profit	975,904	0	0	0	0	0	0	0	0

Receiving Facility New Vancouver CBOC None

Step 5, Alt 2 costs

Alternative #2

Facility : Vancouver

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Recurring Costs										
Inpatient Op Cost	15,102,126	15,087,756	15,073,401	15,059,058	15,044,731	15,030,416	15,016,115	15,001,827	14,987,553	14,973,293
Outpatient Op Cost	10,957,056	10,911,335	10,863,793	10,818,989	10,784,939	10,745,826	10,698,961	10,640,514	10,570,707	10,496,488
Non Clinical Op Cost	2,151,705	2,149,657	2,147,612	2,145,568	2,143,527	2,141,487	2,139,450	2,137,414	2,135,380	2,133,348
Vacant Space Op Cost	23,634	24,678	25,551	26,173	26,508	26,860	27,877	29,250	30,936	32,561
Savings/Cost/Profit	106,752	103,502	100,351	97,295	94,333	91,461	88,676	85,976	83,358	80,820

Recurring Savings										
Savings/Cost/Profit	348,548	337,936	327,646	317,670	307,998	298,621	289,528	280,713	272,166	263,879

Non-recurring costs

New Construction	0	0	0	0	0	0	0	0	0	0
Renovate	0	0	0	0	0	0	0	0	0	0
Leases	0	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	0	0	0	0	0	0	0	0	0	0

Non Recurring Revenue										
Savings/Cost/Profit	2,610,451	2,530,970	2,453,909	2,379,194	2,306,754	2,236,520	2,168,424	2,102,402	2,038,390	1,976,326

Step 5, Alt 2 costs

Facility Portland

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Recurring Costs										
Inpatient Op Cost	105,957,704	104,666,005	102,735,703	101,782,193	101,170,134	100,528,586	99,894,699	99,130,214	98,280,166	97,470,860
Outpatient Op Cost	56,430,325	56,344,838	56,212,127	56,057,188	55,914,740	55,757,610	55,450,609	55,188,531	54,888,992	54,107,240
Non Clinical Op Cost	4,935,205	4,930,509	4,925,817	4,921,131	4,916,448	4,911,771	4,907,097	4,902,429	4,897,764	4,893,103
Vacant Space Op Cost	405,216	401,737	399,363	398,138	397,430	396,096	393,822	390,150	385,649	388,858
Savings/Cost/Profit	4,163,341	4,036,579	3,913,677	3,794,516	3,678,984	3,566,969	3,458,365	3,353,067	3,250,976	3,151,993

Recurring Savings										
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0

Non-recurring costs										
New Construction	0	0	0	0	0	0	0	0	0	0
Renovate	0	0	0	0	0	0	0	0	0	0
Leases	0	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	0	0	0	0	0	0	0	0	0	0

Non Recurring Revenue										
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0

Receiving Facility New Vanc

Step 6 Capital Summary

New Run Karen

Capital Costs Summary					
	Status Quo	Original Market Plan	100% Contract	New Alt 1	Alt 2 (Footprint)
Facility Being Reviewed: Vancouver					
New Construction	-	-	\$ 0	0	\$ 0
Renovation	-	\$ 0	\$ 0	0	\$ 0
Total	-	\$ 0	\$ 0	\$ 0	\$ 0
Receiving Facility 1: Portland					
New Construction	-	\$ 2,268,691	\$ 2,268,691	\$2,268,691	\$ 2,229,836
Renovation	-	\$ 3,437,308	\$ 3,514,896	\$8,753,541	\$ 3,437,308
Total	-	\$ 5,705,999	\$ 5,783,587	\$ 11,022,232	\$ 5,667,144
Receiving Facility 2: New Vancouver					
New Construction	-	-	\$ 0	\$ 0	\$ 0
Renovation	-	-	\$ 0	\$ 0	\$ 0
Total	-	-	\$ 0	\$ 0	\$ 0

SUMMARY**Capital Cost Summary**

New Run Karen

Vancouver Being Studied

New Construction

Renovation

Leases

Vacant Space Demolition

Capital Cost for Status Quo

TOTAL

Receiving Facility Portland

New Construction

Renovation

Lease

Vacant Space Demolition

Capital Cost for Status Quo

TOTAL

Receiving Facility New**Vancouver CBOC**

New Construction

Renovation

Lease

Vacant Space Demolition

Capital Cost for Status Quo

TOTAL

Grand TOTAL

Status Quo (Plus capital)	Original Market Plan	100% Contract	New Alt 1	Alt 2 (Footprint)
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	709098	1456474	1456474	1456474
51,377,455	0	0	0	0
51377455	709098	1456474	1456474	1456474
0	2268691	2268691	2268691	2229836
0	3437308	3514896	8753541	3437308
0	0	3982984	3982984	0
0	0	0	0	0
153,832,344	0	0	0	0
153832344	5705999	9766571	15005216	5667144
0	0	0	0	0
0	0	0	0	0
0	0	0	11137602	0
0	0	0	0	0
0	0	0	0	0
0	0	0	11137602	0
205209799	6415097	11223045	27599292	7123618

Step 6, Operating Cost Summar

SUMMARY

**Operating Cost
Summary (10-30)**

New Run 11/03

Status Quo	Original Market Plan	100% Contract	New Alt 1	Alt 2 (footprint)
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Facility Being Studied

Operating Costs	600,794,738	583,017,480	724,542,516	39,411,992	542,724,106
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Receiving Facility Portland

Operating Costs	3,820,196,927	3,257,424,738	3,340,598,829	220,799,536	3,257,412,483
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Receiving Facility New Van CBOC

Operating Costs	0	0	0	310,974,972	0
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TOTAL	4,420,991,665	3,840,442,218	4,065,141,345	571,186,500	3,800,136,589
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Capital Cost

Grand TOTAL	205,209,799	6,415,097	11,223,045	27,599,292	7,123,618
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Grand TOTAL with

Capital Cost

4,626,201,464	3,846,857,315	4,076,364,390	598,785,792	3,807,260,207
---------------	---------------	---------------	-------------	---------------

Grand TOTAL	205,210	6,415,097	11,223,045	27,599,292	7,123,618
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Grand Total	4,626,406,674	3,853,272,412	4,087,587,435	626,385,084	3,814,383,825
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Note all demolition and EU was an incomplete listing in the original market plan

OLD SUMMARY

**Operating Cost
Summary**

Status Quo	Original Market Plan	100% Contract	Alt 1	Alt 2 (footprint)
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Facility Being Studied

Operating Costs	30,524,853	583,017,480	720,290,422	117,528,924	573,777,323
-----------------	------------	-------------	-------------	-------------	-------------

Receiving Facility Portland

Operating Costs	3,820,196,927	3,274,091,472	3,316,642,873	3,800,537,071	3,316,642,873
-----------------	---------------	---------------	---------------	---------------	---------------

Receiving Facility New Van CBOC

Operating Costs	0	0	0	310,974,972	0
-----------------	---	---	---	-------------	---

TOTAL	3850721780	3857108952	4036933295	4229040967	3890420196
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Capital Cost

Grand TOTAL	205210	5705999	10020704	28486120	9615850
-------------	--------	---------	----------	----------	---------

Grand TOTAL with Cap

3850926990	3862814951	4046953999	4257527087	3900036046
------------	------------	------------	------------	------------

Grand TOTAL	205210	6415097	7123618	30897456	11072324
-------------	--------	---------	---------	----------	----------

Grand Total	3851132200	3869230048	4054077617	4288424543	3911108370
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Note all demolition and EU was an incomplete listing in the original market plan

Status quo incorrect last week for Vancouver

Step 6, Life Cycle Costs

SUMMARY

20-Oct

Life Cycle Costs					
	Status Quo	Original Market Plan	100% Contract	Alternate 1	Alternate 2 (Footprint)
Facility Being Reviewed: Vancouver					
Recurring	600,794,738	583,017,480	717,841,579	107,504,153	536,913,067
Non Recurring	51,377,455	-753,092	-37,329,798	-37,329,798	-42,108,037
Total	652,172,193	582,264,388	680,511,781	70,174,355	494,805,030
Receiving Facility : Portland					
Recurring	3,820,196,927	3,257,424,738	3,340,598,829	3,800,537,071	3,257,412,483
Non Recurring	153,832,344	-8,534,145	8,790,667	14,029,312	4,691,240
Total	3,974,029,271	3,248,890,593	3,349,389,496	3,814,566,383	3,262,103,723
Receiving Facility : New Vancouver					
Recurring	0	0	0	310,974,972	0
Non Recurring	0	0	0	11,137,602	0
Total	0	0	0	322,112,574	0
Total	4,626,201,464	3,831,154,981	4,029,901,277	4,206,853,312	3,756,908,753

Oct 24 Submission

Life Cycle Costs					
	Status Quo	Original Market Plan	100% Contract	Alternate 1	Alternate 2
Facility Being Reviewed: Vancouver					
Recurring	549,417,283	540,232,605	632,704,414	30,893,799	519,613,515
Non Recurring	0	-753,092	-37,329,798	-25,909,450	-42,108,037
Total	549,417,283	539,479,513	595,374,616	4,984,349	477,505,478
Receiving Facility 1: Portland					
Recurring	3,666,364,583	3,259,709,018	3,302,259,752	3,796,698,093	3,302,259,752
Non Recurring	0	-8,534,145	4,691,240	14,029,312	4,691,240
Total	3,666,364,583	3,251,174,873	3,306,950,992	3,810,727,405	3,306,950,992
Receiving Facility 2: New Vancouver					
Recurring	-	-	\$ 0	310,956,316	\$ 0
Non Recurring	-	-	\$ 0	11,137,602	\$ 0
Total	-	-	\$ 0	322,093,918	\$ 0
Total	4,215,781,866	3,790,654,386	3,902,325,608	4,137,805,672	3,784,456,470

Note: Status Quo was incorrect on previous version

SUMMARY

New Run 11/03

Net Present Value

	Status Quo	Original Market Plan	100% Contract	New Alt 1	Alt 2 (footprint)
Facility Being Studied					
Recurring		17,777,258	-117,046,841	507,175,537	63,881,671
Non-Recurring		52,130,547	88,707,253	88,707,253	93,485,492
TOTAL		69,907,805	-28,339,588	595,882,790	157,367,163
Receiving Facility Portland					
Recurring		562,772,189	479,598,098	299,689,782	562,784,444
Non-Recurring		162,366,489	145,041,677	139,803,032	149,141,104
TOTAL		725,138,678	624,639,775	439,492,814	711,925,548
Receiving Facility New V CBOC					
Recurring		0	0	-310,974,972	0
Non-Recurring		0	0	-11,137,602	0
TOTAL		0	0	-322,112,574	0
TOTAL		795,046,483	596,300,187	713,263,030	869,292,711

Note all demolition and EU was an incomplete listing in the original market plan

SINCE the Status Quo costs were entered incorrectly last week, none of these are correct.

SUMMARY**Net Present Value**

	Status Quo (Plus capital)	Original Market Plan	100% Contract	Alt 1	Alt 2 (footprint)
Facility Being Studied					
Recurring		9,184,678	-83,287,131	518,523,484	29,803,768
Non-Recurring		753,092	37,329,798	25,909,450	42,108,037
TOTAL		9,937,770	-45,957,333	544,432,934	71,911,805
Receiving Facility Portland					
Recurring		406,655,565	364,104,831	-130,333,510	364,104,831
Non-Recurring		8,534,145	-4,691,240	-14,029,312	-4,691,240
TOTAL		415,189,710	359,413,591	-144,362,822	359,413,591
Receiving Facility New V CBOC					
Recurring		0	0	-310,956,316	0
Non-Recurring		0	0	-11,137,602	0
TOTAL		0	0	-322,093,918	0
TOTAL		425,127,480	313,456,258	77,976,194	431,325,396

Note all demolition and EU was an incomplete listing in the original market plan

Vancouver Campus Portland VAMC

Preferred alternative description and rationale:	Alternative 2, Reduced footprint. This is the recommended option because it creates, in a practical sense, the same enhanced use lease opportunities while leaving clinical services on the Vancouver campus intact.				
	Status Quo	Original Market Plan	100% Contract	Alternate # 1	Alternate # 2
Short Description:		Demolition of most of the old buildings, EUL unused acreage.	Contract out all services and vacate clinical portions of campus.	Vacate Vancouver campus. Relocate some services to Portland, lease new space in the community, contract for some care	Demolition of old buildings creating 19.6 acres for EUL. Leave clinical services at Vancouver.
Total Construction Costs	\$205,209,799	\$6,415,097	\$11,223,045	\$27,599,292	\$7,123,618
Life Cycle Costs	\$4,626,201,464	\$3,831,154,981	\$4,029,901,277	\$3,912,938,434	\$3,756,908,753
Impact on Access	Unchanged	Unchanged	Access would be distributed throughout the community.	Significant impact without new parking structure at Portland campus. Patients now have to commute to downtown Portland for care. New CBOC site unknown, access may not be as good.	Unchanged
Impact on Quality	Unchanged	Unchanged	Coordination of care issues. Compliance with prevention and chronic disease management may be impacted.	Coordination of care for contracted services likely to be problematic.	Unchanged
Impact on Staffing & Community	Unchanged	Unchanged	Community can easily absorb professional work force. Those who remain with VA would incur state income tax and long commutes.	Community can easily absorb professional work force. Those who remain with VA would incur state income tax and long commutes.	Unchanged
Impact on Research and Education	Unchanged	Unchanged	Loss of research activities and partnerships with educational programs in long-term care and rehabilitation.	Reduced opportunities due to fewer beds operated by PVAMC.	unchanged
Optimizing Use of Resources	Optimizes use of space, supports demolition of all old cantonment buildings, puts all services in new, energy efficient buildings, converts dollars being used to maintain vacant space to patient care, centralizes campus for efficiency, opens 40% of campus for Enhanced Use Lease opportunities	NPV= \$425,127,480 Optimizes use of space, supports demolition of all old cantonment buildings, puts all services in new, energy efficient buildings, converts dollars being used to maintain vacant space to patient care, centralizes campus for efficiency, opens 40% of campus for Enhanced Use Lease opportunities	NPV= \$313,456,258	NPV= \$77,976,194	NPV= \$431,325,396 Optimizes use of space, supports demolition of all old cantonment buildings, puts all services in new, energy efficient buildings, converts dollars being used to maintain vacant space to patient care, centralizes campus for efficiency, opens 40% of campus for Enhanced Use Lease opportunities

	Status Quo	Original Market Plan	100% Contract	Alternate # 1	Alternate # 2
Support other Missions of VA	Maintains research and education arrangements and supports continued growth. Maintains arrangements with VHA for supporting VISN, ORM, AEM and other offices. Opportunity for continued partnership with community for additional Enhanced Use Lease arrangements.	Maintains research and education arrangements and supports continued growth. Maintains arrangements with VHA for supporting VISN, ORM, AEM and other offices. Opportunity for continued partnership with community for additional Enhanced Use Lease arrangements.	Reduces space for research and education arrangements. Opens campus for unknown Enhanced Use Arrangements	Reduces space for research and education arrangements. Opens campus for unknown Enhanced Use Arrangements	Maintains research and education arrangements and supports continued growth. Maintains arrangements with VHA for supporting VISN, ORM, AEM and other offices. Opportunity for continued partnership with community for additional Enhanced Use Lease arrangements.
Other significant considerations					

Name of Facility Being Studied: Vancouver											
Space & Functional Database:								Alternative 1		Alternative 2	
Bldg	Function Title	Yr Built	Floors	Historic?	Seismic Status	Total GSF	Vacant GSF	Maintain Building? Y/N	Demo / Divest / EU	Maintain Building? Y/N	Demo / Divest / EU
T2115	Dorn Office	1941	1	N	Non-exempt	5,563	2,511	Y	Demo		
T2239	VISN	1941	1	N	Non-exempt	11,774	0	Y	Demo		
T2337	Emergency prep	1941	1	N	Non-exempt	4,480	3,570	Y	Demo		
T2236	Vacant	1941	1	N	High risk	5,250	2,481	Y	Demo		
T2291	Dorn West	1941	1	N	High risk	5,169	4,741	Y	Demo		
T2131	Vacant	1941	1	N	High risk	5,225	4,495	Y	Demo		
T2126	VISN alliance	1941	1	N	Non-exempt	5,250	0	Y	Demo		
T2125	Outlease sea cadets	1941	1	N	exempt	5,250	0	Y	Demo		
T2124	Vacant	1941	1	N	exempt	4,827	4,452	Y	Demo		
T2241	ORM	1941	1	N	exempt	4,425	761	Y	Demo		
T2116	Hoptel	1941	1	N	High risk	5,225	0	Y	Demo		
T2143	CARS Outpt.	1941	1	N	exempt	5,520	0	Y	Demo		
T2214	Liver Logers	1941	1	N	High risk	5,162	0	Y	Demo		
T2213	Liver Logers	1941	1	N	High risk	5,162	0	Y	Demo		
T2107	Theatre	1941	1	N	Non-exempt	9,724	0	Y	Demo		
T2106	Vacant	1941	1	N	Non-exempt	8,138	8138	Y	Demo		
T2105	Vacant	1941	1	N	High risk	5,162	4408	Y	Demo		
T2104	Vacant	1941	1	N	exempt	5,162	4,674	Y	Demo		
T1819	Vehicle maintenance	1941	1	N	exempt	1,436	0	Y	Demo		
COR	Connecting coordidors	1941	1	N	exempt	29,775	0	Y	Demo		
T2123	Vacant	1941	1	N	exempt	5,169	4,790	Y	Demo		
T2285	Vacant	1941	1	N	High risk	6,088	5,600	Y	Demo		
T2290	Vacant	1941	1	N	Non-exempt	5,169	4382	Y	Demo		
T2289	IRM	1941	1	N	High risk	5,169	0	Y	Demo		
T2288	Storage	1941	1	N	exempt	5,169	0	Y	Demo		
T2127	Transcription/ fee basis	1941	1	N	Non-exempt	5,250	0	Y	Demo		
T2286	Prosthetics	1941	1	N	High risk	6,396	0	Y	Demo		
T2243	Peace health corp	1941	1	N	High risk	6,828	0	Y	Demo		
T2284	Vacant	1941	1	N	exempt	5,139	4,458	Y	Demo		
T2283	Vacant	1941	1	N	exempt	5,223	4,731	Y	Demo		
T2282	Vacant	1941	1	N	exempt	5,139	4,527	Y	Demo		
T2281	Vacant	1941	1	N	exempt	4,723	4,208	Y	Demo		
T2257	Vacant	1941	1	N	exempt	5,139	4,405	Y	Demo		
T2287	EMS staff/ uniforms/sig	1941	1	N	High risk	5,139	0	Y	Demo		
T2280	Vacant	1941	1	N	exempt	5,139	4,487	Y	Demo		
T2244	CWT	1941	1	N	High risk	3,641	3,152	Y	Demo		
T2258	Vacant	1941	1	N	exempt	5,539	4,795	Y	Demo		
T2260	Vacant	1941	1	N	High risk	4,480	3,540	Y	Demo		
T2263	CWT storage	1941	1	N	High risk	5,250	0	Y	Demo		
T2265	MAS Records	1941	1	N	High risk	5,250	0	Y	Demo		
T2267	Day treatment	1941	1	N	High risk	4,797	0	Y	Demo		
T2279	Chapel	1941	1	N	Non-exempt	4,082	0	Y	Divest		
1	NHCU	1985	1	N	exempt	76,743	8,169				
2	Laundry/ warehouse	1985	1	N	Non-exempt	38,109	0				
3	Boiler plant	1984	1	N	exempt	5,568	0				
4	Maintance Shop	1985	1	N	exempt	6,161	0				
5	Ground shop	1985	1	N	exempt	3,092	0				
11	Barnes rehab building	1999	3	N	exempt	137,107	12,961				
12	Domiciliary	1990	1	N	exempt	12,435	0				
13	Phone building	1990	1	N	exempt	875	0				
14	Gym	1943	1	N	Non-exempt	12,659	0				
S48PCB	New PC Building	2002	1	N	Non-exempt	23,506	4238				
S48NSB	New storage building	2002	1	N	exempt	7,365	0				
									Acres avail		Acres avail
Acres							52		19.2		

Name of Facility Being Studied: Vancouver						
	Name of Facility Being Studied: Vancouver					
	Reserve vacant space (based on peak wkld 2008)	SF to be Demolished	SF to be for Enhanced Use	SF to be divested	SF to be outleased	Remaining Vacant
Existing MP 2022	29,677		1.4 acres	0		29,677
Alt # 1	153870	221,220	6.1 acres	3903	174,000	0
Alt # 2		221220	6.1 acres	3903	0	0

EU land =19.2 or 505296 SF

Describe Alternatives:	
Alt # 1	Vancouver has current demolition projects that will eliminate 41 bldgs (221,220 SF) providing 19.2 acres for EU projects. Clark county EU project has been approved and will occupy 6.1 acres of the 19.2 acres available. Vancouver will continue to provide Rehab, NHCU and outpatient care to veterans residing in its service area. Vancouver is a high growth area for 2012 and 2022 workload.
Alt # 2	Alt 2 is the Vancouver footprint and will be demolishing the same number of buildings as Alt. However, outlease will not be necessary, since clinical care will remain on campus. The same acreage is available as in Alt 2.

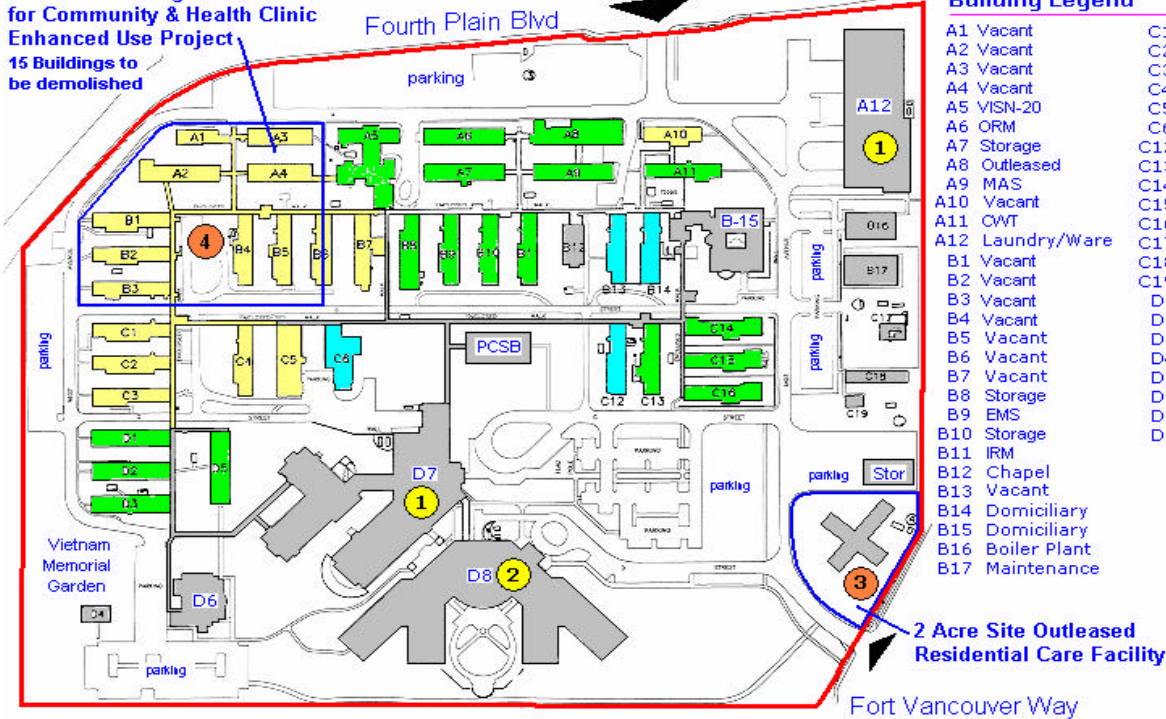
Name of Facility Being Studied: Vancouver

	Existing Space FY 2001	Vacant space eliminated in Step 1	SF remaining after Step 1	Required SF based on peak workload 2008 at facility	SF still Needed	New Construction SF	New Lease SF	Total New SF	Renovation of Existing SF	Conversion of Vacant SF
Orig MP	N/A	N/A	N/A	N/A	N/A	0		0	0	0
Identify any capital needs ID'ed in the market plan that are no longer needed:										
Alt # 1	N/A	N/A	N/A	N/A	N/A	0	130510	130510	37117	37117
Atl # 2	N/A	N/A	N/A	N/A	N/A	0	0	0	12961	0

Description of Capital: (list SF, Category and brief Justification (i.e. pt privacy, convert use, modernization))	
New Construction:	None
New Construction:	
New Construction:	
New Construction:	
New Lease	Alt 1 and 2: Enhanced use lease with Clark Co 2004 6.1 acres
New Lease	Alt 1: New Vancouver CBOC leases 130,510 SF to support move from Vancouver
New Lease	Alt 1: Portland leases Research space 3771 and Administrative space 36222 SF to support moves from Vancouver
New Lease	
Renovation of Existing	Alt 2: Barnes Rehabilitation building renovation project 12961SF
Renovation of Existing	Alt 1: Portland renovates vacant for ancillary space 11518 Sf and NHCU 25,599 to support move from Vancouver
Renovation of Existing	
Renovation of Existing	
Renovation of Existing	
Conversion of Vacant	Alt 1: Portland Converts vacant for NHCU and Ancillary 37117 SF to support move from Vancouver
Conversion of Vacant	
Conversion of Vacant	
Conversion of Vacant	

VHA Vancouver, WA Division - VAMC Portland**648A4**

6 Acre Site being considered
for Community & Health Clinic
Enhanced Use Project
15 Buildings to
be demolished

**Building Legend**

A1 Vacant	C1 Vacant
A2 Vacant	C2 Vacant
A3 Vacant	C3 Vacant
A4 Vacant	C4 Vacant
A5 VISN-20	C5 Vacant
A6 ORM	C6 Theatre
A7 Storage	C12 Vacant
A8 Outleased	C13 Lodgers
A9 MAS	C14 Vacant
A10 Vacant	C15 Lodgers
A11 CWT	C16 Lodgers
A12 Laundry/Ware	C17 Generator
B1 Vacant	C18 Grounds
B2 Vacant	C19 PBX
B3 Vacant	D1 Outleased
B4 Vacant	D2 Telecare
B5 Vacant	D3 Fee Basis
B6 Vacant	D4 Eng Storage
B7 Vacant	D5 Administration
B8 Storage	D6 Gym
B9 EMS	D7 Rehab
B10 Storage	D8 NSCU
B11 IRM	
B12 Chapel	
B13 Vacant	
B14 Domiciliary	
B15 Domiciliary	
B16 Boiler Plant	
B17 Maintenance	

Yellow = to be demolished in 2004 Cyan = to be demolished in 2005 Green = to be demolished in 2006

North**Context Map**

VISN: 20 / Northwest HCN

Mission: Secondary Med-Surg
/NHC/Dom

Uniques: 5722 in FY 2003 (30%)

Affiliations: Oregon HSU

VBA: VocRehab on Site

NCA: No presence

Other Programs: VISN 20 HQ, ORM, EMPO,
CAP, Peace Health Corp.

Address: 1601 East 4th Plain Blvd., Vancouver, WA 98661

Acreage:	VHA	NCA	Available	Outleased	Total
	52	0	17.8	1.4	52

Buildings:	Existing	Historic	HiRiskSeism	Vacant	Avg Age SF
	56	0	0	20	36.3

Gross Sq Feet	Existing	Projected	Vacant	Out-Leased	In-Leased
	481,086	339,074	118,674	27,884	0

Initiatives:	Complete	Scope	Cost	Funded
--------------	----------	-------	------	--------

Major: 1985 NHCU & Laundry/Wareh \$13.4m \$13.4m

Major: 1992 60 Bed Support Bldg. \$13.4m \$13.4m

Minor: 1999 PC Clinic \$2.9m \$2.9m

Minor: 2002 PC Support Building \$3.99m \$3.99m

Demolition: 2003 17 Buildings 89,238 SF \$540k \$540k

Demolition: 2004-06 22 Buildings 131,982 SF \$800k 800k

EUI: Residential Care Bldg financed with and EU leased to
Vancouver Housing Authority in 2000. 3

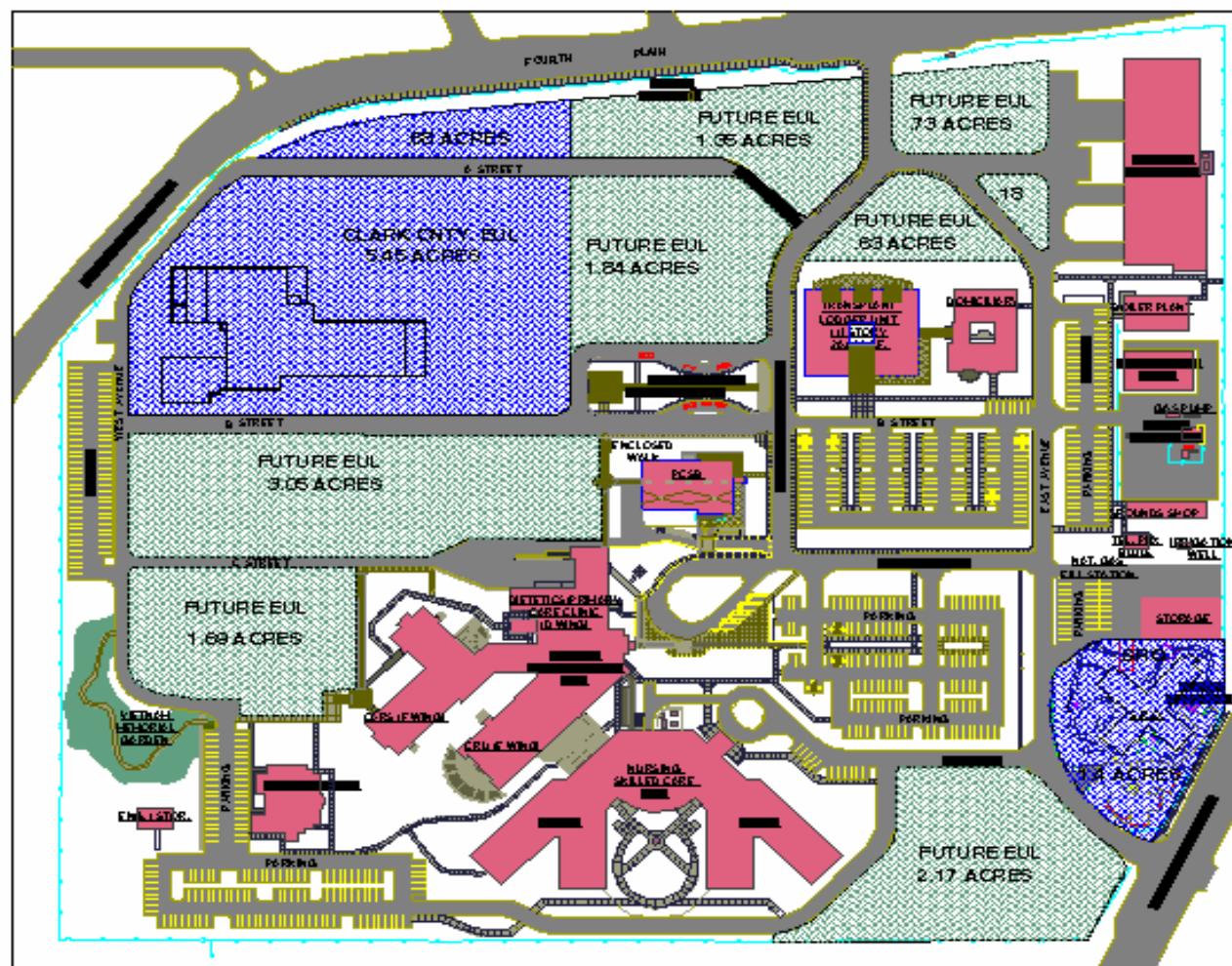
EUI: Proposed Community & Health Services facility project in
development with Clark County, WA. 4

ESPC: No Identifiable energy projects.

FCA Total Technical Corrections Cost: \$15.2m

Site Value (Market): \$14.6m Site Value(Reuse): \$5.4m

Post Demolition Campus Map

FUTURE EUL
IN ACRES

	ACRES	%
<u>CAMPUS</u>	52	
SRO	1.4	
CLARK CNTY	6.1	11.7
POTENTIAL	11.6	22.4
<u>TOTAL FUL</u>	19.2	36.9
VA USAGE	32.8	63.1